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| Applicant | Coolidge-South Markets Equities L.C. | |
| Request | Site Plan Level II (in accordance with the ULDR in affect on September 8, 1999 | |
| Location | 500 East Las Olas Blvd. | |
| Property Size | 64,635 S.F. or 1.48 Acres | |
| Zoning | RAC-CC | |
| Existing Land Use | Regional Activity Center | |
| Future Land Use Designation | Regional Activity Center | |
| Comprehensive Plan Consistency | Consistent with Future Land Use Element, Regional Activity Center, Permitted Uses | |
| Downtown Master Plan Consistency | Not Applicable | |
| Other Required Approvals | City Commission Review | |
| Applicable ULDR Sections | September 8, 1999 ULDR: 47-13.20.H, Pedestrian Priority Streets; 47-13.20.J, New River Waterfront Corridor; Sec. 47-25.2, Adequacy Requirements; 47-25.3 | |
| | Required | Proposed |
| Uses | None | 272 dus and 15,911 sf of retail |
| Lot Density | None | 184 du/ac |
| Lot Size | None | 1.48 Acres |
| Lot Width | None | N/A |
| Building Height | None. | 454' - 4 ½". |
| Structure Length | N/A | 290' |
| Floor Area Ratio | None | 11.64 |
| Lot Coverage | None | 28,604 S.F. (63%) |
| Open Space | None | 23,753 S.F. (23%) |
| Setbacks/Yards | Required | Proposed |
| Front (Las Olas) | 10' | 10' |
| Front (SE 5 Avenue) | 10' | 10' |
| Side (E) | 5' | 60'-10"/10' |
| Rear (S/River) | 5'/60' | 15'60'-11" |
| Parking | None | 388 ps |
| Notification Requirements | Sign Notice 15 days prior to meeting. | |
| Project Planner | Name and Title | Initials |
| | Wayne Jessup, Architect | |
| | Gregory Brewton, Acting Planning and Zoning Deputy Director | |
| | | |
| Authorized By | | |
| Approved By | Marc LaFerrier, AICP, Planning and Zoning Director | |
| Planning and Zoning Board Action | Review and Comment | |

The proposed development of the subject site started with an application initially submitted to the City on September 8, 1999. The subsequent processes resulted in a lawsuit filed by the applicant regarding the approval of the project.

The Court ruled in favor of the applicant; found the September 8, 1999 site plan in compliance with the City's regulations and referred the site plan back to the City for final approval. The September 8, 1999 site plan included a 38 story building with a structure that wrapped around the Stranahan House on the west and north sides. This project did not include a continuation of Riverwalk or any public space adjacent to the Stranahan House. Retail uses were proposed along Las Olas Blvd and an entrance to the parking garage with the residential tower along the New River.

Subsequently the City and the applicant entered into discussions for a negotiated settlement. The negotiated settlement included an alternate plan that reduced the number of dwelling units, revised the building footprint and increased the height of the tower. In addition, the Court approved settlement agreement stipulates that the alternate plan be reviewed in accordance with the City regulations that were in affect at the time of the initial site plan submitted (September 8, 1999).

The revised building footprint in the settlement agreement provides for the continuation of Riverwalk along the New River and connecting to a public plaza on Las Olas. In addition the revised footprint provides for public spaces to the north and west sides of the Stranahan House.

Request:

This application is before the Planning and Zoning Board for the Board's review and comment. The applicant proposes to construct a 272 Multi-Family unit mixed-use development on 1.48 acres in zoning designation RAC-CC land-use RAC. The proposal also includes 15,911 square feet of retail, a continuation of Riverwalk along the southern and eastern edges of the property, and a public plaza north of the Stranahan House.

Project Description:

The property is generally located north of the New River, south of Las Olas Boulevard, west of SE 6th Avenue and east of SE 5th Avenue.

The applicant proposes to construct a 35-story high residential tower atop a 7-story pedestal structure for a total of 455' high. The pedestal structure consists of a grade level porte-cochere, lobby and retail space in addition to 6 stories of parking on the 2nd through 7th levels. To the east of this structure and to the north of the Stranahan House is a public plaza, which is being designed by the City of Fort Lauderdale. To the south of the building between the building itself and the New River is a 60'+ wide public access area, a portion of which will be developed as a continuation of Riverwalk. The

Riverwalk area will also be continued along the east face of the new project to connect into the plaza area mentioned above. The applicant has committed to participating in the construction of the Riverwalk, public plaza, and improvements along SE 6th Ave, and above the US1 tunnel.

New River Waterfront Corridor:

The applicant has provided a narrative addressing New River Waterfront Corridor requirements, Sec. 47-13.20.I (attached as **Exhibit 1**).

Adequacy:

The applicant has provided a narrative addressing Adequacy requirements, Sec. 47-25.2 (attached as **Exhibit 2**).

Historic and Archaeological Reevaluation:

Janus Research has provided a report reevaluating the revised development plans for their historical and archaeological impact (attached as **Exhibit 3**).

Planning and Zoning Board Action:

The Planning and Zoning Board review and comment on the proposed site plan.

Memorandum # 83-R-05

September 21, 2005

Page 4

PZ83-R-05/9-21-05/WJ